

**BALTIMORE CITY DEPARTMENT OF PLANNING**  
**URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**  
**MEETING MINUTES**

**Date:** April 25, 2013

**Meeting No.:** 165

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**Project:** 400 East Pratt Street Addition

**Phase:** Final

**Location:** Downtown Baltimore – Inner Harbor

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**PRESENTATION:**

Peter Fillat of Peter Fillat Architects presented the final design development for the proposed two story addition to the 400 East Pratt Street building. Mr. Fillat's proposed modifications to the February 21, 2013 UDARP approved schematic design included:

- A single horizontal bar supporting retail tenant signage to replace the delineated signage band defined by two parallel horizontal bars,
- A modest increase in the projection of the office entry canopy to extend three feet beyond the proposed building column line,
- Revisions to the roof deck design to accommodate third floor tenant concerns,
- The reduction in depth to six inches of the vertical "fins", a dominate feature of the window wall system; and,
- The substitution of precast panels for the previously proposed and approved stone veneer cladding on the building frame.

**RECOMMENDATIONS OF THE PANEL:**

The Panel expressed disappointment with the design changes proposed and felt the quality and richness of the design may have been compromised. The simplification of the horizontal sign banding and the reduction in depth of the vertical fins as a strong counterpoint to the horizontal bands were not viewed as successfully. Particularly troubling to the Panel was the proposed substitution of a dark gray precast panel for the approved stone veneer cladding of the building structural frame. As previously noted by the Panel, in the meeting minutes of February 21, 2013, the stone was an important 'quality material' to ensure a successful design.

Items of concern expressed in the February 21, 2013 meeting minutes, did not seem addressed to the satisfaction of the Panel. The lack of articulated building corners, the uneven and arbitrary mullion spacing within the rigid building frame and the lack of a visually dominate and appropriately scaled office building entry canopy in juxtaposition to anticipated retail tenant canopies and awnings, still continued to be of concern within the design.

The Panel expressed concern about the visibility of the rooftop railing and suggested increasing the height of the structural frame cap could reduce visibility of the railing, be more reflective of the existing building cap and provide a visual hierarchy within the structural frame system.

In consideration, the Panel felt the building design and details had not advanced.

**PANEL ACTION:**

Recommendation withheld.

**ATTENDEES:**

David Leibowitz, Peter Leibowitz – PDL Pratt

David Marcozzi, Peter Filat- Peter Fillat Architects

Myron Feaster – Cushman Wakefield

Kevin Litten - BBJ

Josh Cooper – Daily Record

Kirby Fowler, Nan Rohrer- Downtown Partnership

Kerry DeVilbiss – BDC

Liam Davis – Council President's Office

Messrs. Bowden and Burns\* - UDARP Panel

Laurie Feinberg, Anthony Cataldo, Christina Gaymon, Mark Cameron, Martin French,  
Alex Hoffman, Eric Tiso – Department of Planning